

ARNOLD LILAC PARK HOMEOWNERS' ASSOCIATION SPECIAL MEETING
OF THE BOARD OF DIRECTORS
Friday, February 17, 2023 @ 3 PM
Arnold Branch Library, 1065 Blagen Road and via Zoom
MINUTES

Call to order and establish a quorum Called to **order at 3:03 PM.**

Board Members Present: Dorothy Hilts, Kim Phillips, Joanie Bennett, Shelly Fontes, Mark Nelson, (Gary logged in via zoom while meeting was in progress)

HOA Guest Attending: Sue Lynch and Debby Beck, (Tina Jones, and Mary Boblet – via zoom)

1. HOA Election Services contract – Discussion/Possible Action

Joanie contacted the election company, Pro Elections for a current quote.

On March 20th – call for candidates' letter goes out. If we get 4 candidates before May 23rd, we take the election all the way to ballots. If we don't get at least 3 people by May 23rd we have to send out a nomination reminder. Nomination deadline is June 20, 2023.

We have 3 seats up for election, if we only have 3 candidates the election process stops there. If we have more than 3 candidates by June 20th we will move forward, and the entire ballot process will occur.

Cost less than 3 candidates - \$1393.

If 4 candidates before nomination reminder is sent - \$1896.

Fourth or more candidates come in after the reminder, then the additional fee for the reminder notice will be added to the \$1,896, for a total of \$2176.

Kim makes a motion to sign the contact with Pro Elections, Joanie 2nds

Votes Yes: Dorothy, Kim, Mark, Joanie, Shelly, Melissa (motion passes 6/0, 2 absent)

2. Overpayment of Dues – Discussion/Possible Action

In 2019, 2020, 2021 dues for unimproved properties were overcharged, involving 32 lots.

2019 overpayment was \$12.50, 2020 was \$40.50 and 2021 was \$50.00 for a total of \$103 per unimproved property. A total of \$3,296.00 was over charged less \$103 for an unpaid lien for a total of \$3,193.00 in overpayments.

Discussion about sending property owners a letter explaining the overpayments and requesting their option for reimbursement.

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| • I will deduct from 2023 dues | • Refund of the overpayment |
| • Credit my account (for 2024 dues) | • HOA may retain as a donation |

Dorothy makes motion to adopt and send the letter, Melissa 2nds.

Votes Yes: Dorothy, Kim, Mark, Joanie, Shelly, Gary, Melissa (motion passes 7/0, 1 absent)

Open Forum. (3 minutes per attendee)

This gives the members in attendance an opportunity to ask questions or make statements. No action can be taken on matters not listed on the agenda.

Homeowner comment, Mary Boblet: I don't know why this happened? What does the meeting minutes say?

Meeting Adjourned at: 3:19 PM

The next meeting will be on March 4, 2023 at 10:00 AM at Ebbetts Pass Fire District, 1037 Blagen Road and via Zoom.